



**CONSTRUCTION OF THE CENTRAL HUB
PARKING BUILDING IN THE TSHWANE AUTOMOTIVE SEZ (SEZ)
SERVICES: CIDB GRADE 8GB
CONTRACT NO. CDC/284/22**

The Coega Development Corporation (CDC) is headquartered in the City of Gqeberha, Nelson Mandela Bay Municipality, South Africa, with a strategic operational footprint in South Africa and beyond the borders in the African continent. The CDC's vision is to be the leading catalyst for the championing of socio-economic development. This it seeks to achieve through the development and operation of the 9 003-hectare Coega Special Economic Zone (SEZ), a transshipment hub and a leading investment destination in Africa, providing highly skilled competence and capacity for the execution of quality complex infrastructure and related projects throughout South Africa and selected markets on the African continent, and advisory on the development of industrialization and logistics zones. The CDC's advanced capabilities are successful enablers in economic zone development and management, real assets management, infrastructure planning and development for National, Provincial, Local Government Departments and State-owned Entities, technology integration while realizing related socio-economic impact areas such as skills and SMME development. The foundational culture of the CDC's approach, backed by core values, is innovation and continuous improvement.

The Coega Development Corporation has been appointed as an Implementing Agent and is working together with the Tshwane Automotive SEZ (TASEZ) and the Department of Trade, Industry and Competition (DTIC) to deliver the SEZ to the people of Tshwane, Gauteng and South Africa by driving socio-economic growth through industrialization.

INVITATION TO TENDER

The Coega Development Corporation (CDC) is inviting capable and competent Contractors with a proven experience and track-record to submit their bids for **CONSTRUCTION OF THE CENTRAL HUB PARKING BUILDING IN THE TSHWANE AUTOMOTIVE SEZ (TASEZ)**.

It is estimated that tenderers must have a CIDB Contractor Grading designation of **8GB**. Emerging contractors with a CIDB Contractor grading designation of 7GBPE are not eligible to make submissions and will not be considered.

The project is to be completed within **10 months** from the date of site handover.

SCOPE OF WORK

The project scope of work includes the Construction of Central Hub Parking Building including White Box Office Annex. The Construction works will constitute the following main activities in sections as appropriate:

- (a) Site establishment;

- (b) Bulk earthworks and Piling;
- (c) Construction of a multi-storey parkade including white box office annex;
- (d) Construction of external buildings, i.e. guard house, generator plinth, diesel storage area and refuse area;
- (e) Concrete hardstand roadworks around parking boundaries with road markings;
- (f) Paving and landscaping;
- (g) Electrical and mechanical installations as necessary for the parkade and office annex;
- (h) Fire installation for the parkade and office building;
- (i) Equipment installation and commissioning will be done by others. (The suppliers will install their own equipment and commission it through tenant equipment suppliers and direct contractors);

A detailed Scope of Works is stated in Section C3 of the tender Document.

CONDITIONS

Failure to adhere to the conditions stated herein under or to provide evidence where specified, will render the submission non-responsive and the submission will be declared as null and void and will not be considered further.

- (a) Bidders shall be registered with the Construction Industry Development Board (CIDB). It is estimated that tenderers must have a CIDB Contractor Grading designation of **8GB**. Emerging contractors with a CIDB Contractor grading designation of 7GB PE are not eligible to make submissions/ to be considered.
- (b) The CIDB Standard for Developing Skills through Infrastructure Contracts, published in Government Gazette 43495 dated 3 July 2020 is applicable to this project.
- (c) The following legislation shall apply:
 - i. Public Finance Management Act (Act No. 1 of 1999) (PFMA).
 - ii. National Treasury Regulations.
 - iii. Preferential Procurement Policy Framework Act, 2000.
 - iv. Occupational Health and Safety Act and Regulations, Act (85 of 1993).
 - v. Compensation for Occupational injuries and disease Act (130 of 1993).
 - vi. B-BBEE Act Number 53 of 2003 (as amended by Act number 46 of 2013);
 - vii. The CIDB Act, Act 38 of 2000, and
 - viii. Any other applicable legislation.
- (d) The CDC's Procurement Policy and Procedures shall apply.
- (e) The 90/10 preference point system, as provided under Section T1.2 Tender Data, Volume 1 of Tender Document will apply as follows:
 - i. Price - 90,
 - ii. BBBEE Score - 10
- (f) Bidders will be evaluated on functionality and are expected to meet the minimum of 65% threshold in order to be evaluated further. The evaluation criteria for assessing functionality and weight of each criterion are provided under Section T.1.3 of the tender document.
- (g) As per amended construction codes, companies with less than 51% black shareholding (QSEs &

Generics) are to submit a valid SANAS Accredited B-BBEE Verification Certificate (with the full applicable B-BBEE elements) QSEs with at least 51% or 100% black shareholding and EMEs with an annual turnover of R3,0 million or more are required to submit a B-BBEE verification certificate from a SANAS accredited verification agency as they have to comply with the 40% sub-minimum requirement on the QSE Skills Scorecard to avoid being discounted a level. EMEs with a turnover of less than R3,0 million are exempt from complying with the subminimum requirement and may submit an affidavit or a certificate issued by CIPC, confirming their ownership and annual turnover. In case of a Joint Venture (JV) / Consortium, a consolidated B-BBEE certificate would be required, and it must be accompanied by individual B-BBEE Certificates/affidavits of their entities to confirm the type of enterprise.

- (h) Bidders and all its Consortium/Joint Venture (JV) members, if any, must confirm their company registration with Companies and Intellectual Property Commission (CIPC) (formerly CIPRO) as CDC will not award any bid to any business that appears on the CIPC List of de-registered businesses. The CDC may verify company registration with CIPC through BizPortal.
- (i) All Bidders must be Value Added Tax (VAT) Vendors and the Form of Offer must include VAT.
- (j) The CDC will not award more than two active projects to one bidder, unless one project has reached 80% completion stage and beyond. A capacity assessment will be conducted at the Qualitative/Risk Assessment stage if the recommended bidder is the only responsive service provider.
- (k) On the TASEZ project, CDC will not award more than one project to one bidder;
- (l) Bidders (all the members in the Bidding Team in the case of Consortia or Joint Ventures) must provide proof of registration on the National Treasury's Central Supplier Database (CSD) or provide a Treasury CSD registration number e.g. MAAA0.
- (m) The CDC will only award the Bid to a Bidder who is tax compliant. The tax compliant status of the Bidders (and all the members in the Bidding Team in the case of Joint Ventures) will be verified through the CSD and South African Revenue Services (SARS) website. Where the recommended bidder is not tax compliant, the bidder will be notified of their tax non-compliant status and will be granted not more than 7 days to rectify their tax compliant status with SARS, failing which they will be disqualified.
- (n) Public servants are prohibited from conducting any form of business with organs of state, whether in their own capacity as individuals or through companies in which they are directors. Verification will be carried out by the CDC and Bidders will be disqualified should they be found to be in contravention with this requirement.
- (o) The Bidders must nominate a person who will be their Overall Project Team Leader. The Overall Project Team Leader:
 - (i) Should have delegated authority to sign:
 - (1) The Tender Submissions;
 - (2) All the Returnable Documents that should also be initialed and submitted as part of the Tender document;
 - (3) Any correspondence with the CDC during the bidding process;
 - (4) The Agreement to be entered into with the Successful Bidder; and
 - (5) Any correspondence during the Contract Execution Phase.
 - (ii) Would be conferred the authority to be the duly Authorised Signatory as would be provided in the **Certificate of Authority of Signatory** that should be included in the Tender Document.

- (iii) Will be the sole point of contact between the CDC and the Bidder during this bidding process, and during contract execution (i.e. for the Successful Bidder).
- (iv) Would be required to review and sign off all the deliverables to the CDC during the execution of the contract, confirming their quality and professional soundness.
- (p) In the case of a Joint Venture/Consortium, the Bidder must include an **Intent to Enter into a JV/Consortium Agreement**.
- (q) Entities are not allowed to be a member of more than one (1) JV/Consortium or Bidding Team.
- (r) Bidders must complete and sign the POPI Act (T2.2.17 Form Q). In case of Joint Venture/ Consortium, a separate form in respect of each party to the JV must be completed
- (s) Any misrepresentation of information will lead to immediate disqualification of the Bidder's Submission. It is imperative that the duly authorised person conducts quality control on all the documentation to be submitted to the CDC as part of this Tender Document and signs the submission as a correct and sound documentation that the CDC could put its reliance on.
- (t) It is incumbent upon and the responsibility of the Prospective Bidders to submit their full and correct contact details when they collect the tender documents to enable any communication that the CDC might need to issue to all the Prospective Bidders during the bidding process to be realised. The CDC will not be accountable for any such omission or failure by the Prospective Bidders.
- (u) The bidder must complete and sign FORM K: EME/SMME and Local Enterprise Participation (LEP)Target Form. Main Contractor to meet a minimum of 45% SMME/EME participation of tender value,excluding contingencies and VAT;
- (v) Bidders are required to meet the minimum stipulated threshold for Local Production and Content as per National Treasury Notices issued from time to time. Items included in the Bills of Quantities and covered by the various notices are included in the SBD 6.2 form and SATS 1286:2011 Annexure C in the tender document. Bidders are to ensure that they submit a completed and signed SBD 6.2 Form and SATS 1286:2011 Annexure C. The stipulated minimum threshold(s) for local production and content (refer to SATS 1286:2011 Annexure A) for this bid are as follows:
 - Steel products and components for construction – 100%
 - Cement and cement products – 100%
 - Plastic pipes and fittings – 100%
 - Electrical and telecom cables - 90%
 - Electrical - 70%
 - Mechanical – 100%
 - Occupational Health and Safety PPE - 100%
- (w) If the quantity of materials and/ or products required cannot be wholly sourced from South African based manufacturers and/ or at the designated local content threshold at any particular given time, bidders should obtain written approval from the dtic to supply the remaining portion at a lower local content threshold.
- (x) The successful bidder will be required to comply with the Occupational Health and Safety Act and Regulations, Act (85 of 1993); Compensation for Occupational Injuries and Disease Act, Act (130 of 1993) and Disaster Management Act, Act (57 of 2002) and all relevant legislations throughout the duration of the contract. Upon appointment of the successful bidder, the service provider will be required

to develop Occupational Health, Safety and Environmental Management Systems in compliance to the CDC Norms and Standards.

- (y) Upon award the successful bidder will be required to provide Valid proof of registration with the SACPCMP for the Construction Health and Safety Officer / Manager must be provided; with a minimum of 8 (eight) years post registration experience upon award. Registration in the category of "candidate" will not be accepted.
- (z) Incomplete Tender document Submissions will be deemed non-responsive
- (aa) Tender validity shall be twelve (12) weeks.
- (bb) No telephonic or any other form of communication with any other CDC member of staff, other than the named individual on the tender advert, relating to this request for the tender will be permitted. All enquiries regarding this tender must be in writing only and must be directed to: Zine Mtanda GPTenders@coega.co.za.

Documents may be collected during working hours from **Friday, 09 September 2022**, at **12:00** from the CDC's Main office located at the **No 145 Herbert Road Eastwood, Arcadia, PRETORIA**.

A non-refundable fee of **R1500.00** per document must be deposited or payable by means of electronic transfers to Account Name: **Tshwane Automotive SEZ, Standard Bank, Account No 000502308, Branch Code 205**.

A mandatory briefing meeting be conducted on **Friday, 16 September 2022** at **10h00** on site, at **Tshwane Automotive SEZ, Manitoba, The Willows 340-Jr, Pretoria, (Venue: ALSO Facility Basement)** where representatives from the Coega Development Corporation and the Consultants will meet prospective Tenderers. The GPS coordinates to the site are as follows: **(-25.7425408, 28.229632)**

Bidders are requested to send enquiries related to the bid via GPTenders@coega.co.za, between the periods of **09 September 2022 and 22 September 2022**. CDC will compile a schedule of questions, answers, and upload on the CDC Website. Answers to all questions will also be emailed to all bidders. No new queries received after **22 September 2022** will be entertained.

The closing time for the receipt of tenders is **12H00 on Monday, 03 October 2022**. Telegraphic, telephonic, telex, facsimile, emailed and late tenders will not be accepted. One original completed bid document shall be placed in a sealed envelope clearly marked:

One original of the completed bid document contained in a sealed envelope clearly marked: **CDC/284/22 – CONSTRUCTION OF THE CENTRAL HUB PARKING BUILDING IN THE TSHWANE AUTOMOTIVE SEZ (TASEZ)** shall be placed in the tender box at the CDC's offices at **No 145 Herbert Road Eastwood, Arcadia, PRETORIA**.

Bids will be opened in public and no late submissions will be considered. The bids opening register will be placed on the CDC website within 48 hours.

Failure to provide any mandatory information required in this Bid will result in the submissions being deemed null and void and shall be considered non-responsive. Telegraphic, telexed, facsimiled or e-mail submissions will not be accepted.

The CDC reserves the right not to accept the lowest proposal in part or in whole or any proposal.